

Carvers Creek State Park Study Area

The study area for the state park is within one of the fastest growing regions in the state. This area is rapidly urbanizing and the once rural agricultural character of the region is quickly changing. New subdivisions, commercial and industrial areas are fragmenting wildlife corridors and natural areas. Existing infrastructure such as road and utility networks are also expanding, allowing for greater access for specific properties, but often limiting pedestrian and wildlife connections. The study area is bisected by several major highways including U.S. 401, N.C. 210, N.C. 24/87, and I-295 as well as McCormick Bridge Road (SR 1600), Johnson Farm Road (SR 1605) and Andrews Road (SR 1611). The Norfolk Southern Railroad also bisects the study area, further limiting connectivity with the Cape Fear River.

Long Valley Farm

Long Valley Farm is located approximately two miles north of the town of Spring Lake on Manchester Road (S.R. 1451) between N.C. 210 and N.C. 24/87. The site includes areas of cultivated fields (many of which have been planted in longleaf pine for conservation), fenced pasture, woodlands, wetlands and small farm ponds, the McDiarmid Millpond, several farm roads and paths, and various historic buildings and structures.

Roads

Long Valley Farm has approximately 1.80 miles of road frontage on Manchester Road (S.R. 1451). Two unpaved roads about three-quarters of a mile apart serve as entrances to the site, and both are gated. These entrances bisect the North Carolina Ecosystem Enhancement Program (NCEEP) restoration project on the site. The entrances are within two 60-foot easements granted by NCEEP, and another easement follows an existing overhead powerline. The three easements are the only three access easements to Manchester Road. The road to the west extends to the farm seat complex in the center of the property. The road to the east leads to the main agricultural complex, and according to the National Register of Historic Places, was used mostly by family and staff. This road loops around and intersects with the first entrance road just south of the farm seat. This road continues west through the woods to the Overhills property. Another farm lane intersects with the main road east of the farm seat and extends to the north end of the property. Other farm roads cross the site to allow access to most parts of the property. Arrowhead Road in Deerfield, the adjacent residential neighborhood to the west of the parcel, dead-ends at the property line. This road will not be considered for future vehicular park access, but could be considered for pedestrian access into the park.

Buildings, Structures, and Facilities

The existing structures at Long Valley Farm are a nationally significant collection of buildings. The National Register of Historic Places inventory of buildings and structures at Long Valley Farm grouped the existing buildings into the following three categories: Farm Seat Complex, the main Agricultural Complex, and other farm structures. Thirty contributing resources including



Long Valley Farm road



*Road along millpond at
Long Valley Farm*



Long Valley Farm road

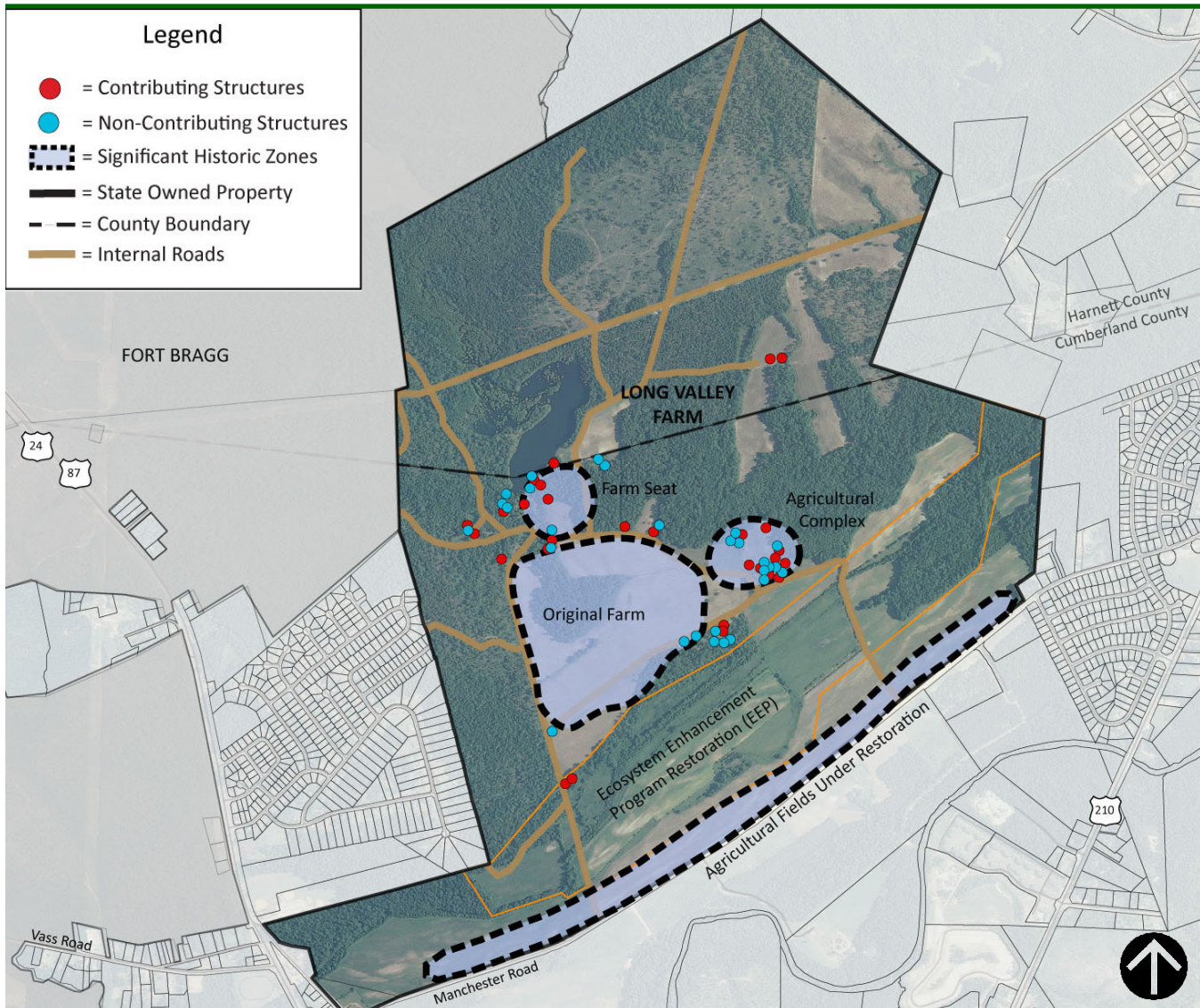


Figure 3.1 Long Valley Farm - Contributing and Non-contributing Structures - Not to Scale



Cypress trees

buildings, sites, and structures are listed on the National Register of Historic Places. Twenty-nine structures were classified as noncontributing resources. The three areas of historic significance at Long Valley Farm include agriculture, architecture, and social history. The period of significance is 1914-1943. See Figure 3.1 for contributing and non-contributing structures. See Appendix B for an assessment of the structures at Long Valley Farm.

Located at the end of the western most farm road off Manchester Road, the Farm Seat complex includes the Rockefeller House, associated outbuildings, and the lawn area south of the McDiarmid Millpond. The outbuildings associated with the farm seat complex include the Garage, the Spring House, the Kennel, the Boathouse, the Woodshed and the Gazebo. Two of the most important existing buildings in the Farm Seat complex besides the Rockefeller House are the Mill House and Dam Gates and the Mill Pavilion. Both buildings



Agricultural Complex



North Field Tobacco Barn

are located on the southern edge of the millpond, northeast of the Rockefeller House. A boardwalk, constructed by the Rockefellers, meanders through the cypress grove across the millpond.

The Rockefeller House was built by James Stillman Rockefeller, soon after he acquired the property in 1937. Rockefeller moved Robert Wall Christian's house from its location south of the millpond and relocated it elsewhere on the property. The outbuildings were constructed between 1914 and 1985. The Mill Pavilion pre-dated Rockefeller and Christian, and was built between 1850 and 1860 and reworked in the 1920s. The dam and Pavilion Gates were built around the same time, but reworked in 1938. The Mill House and gates were constructed in 1938-1940, and ground corn meal until 1947 under the Long Valley name.

The main Agricultural Complex, consisting of approximately twenty buildings and structures, including the Farm Manager's Residence, the Pump House, the Granary, the Great Barn, the Silo, and several other structures. The complex is visible from Manchester Road and is located at the end of the eastern most road. This portion of the farm is the area of the original 1914 Christian farm complex. The buildings and structures in the complex were built between 1914 and 1980.

Other farm structures include tobacco barns, worker's houses, and other buildings. Several of these buildings are located near the Farm Seat and the Agricultural Complex. Others buildings are located throughout the property.

Utilities

Progress Energy is the local electric provider at Long Valley Farm. No residential water or sanitary sewer facilities currently exist on-site. A municipal waterline bisects the property at the county line, runs south along a utility easement and then runs southwest along an existing transmission line easement. This waterline was developed in order to accommodate growth in southern Harnett County as well as at Fort Bragg. A water tank was recently constructed by Harnett County north of the property as part of the utility master plan.



Mill House



Farm Seat, Rockefeller House

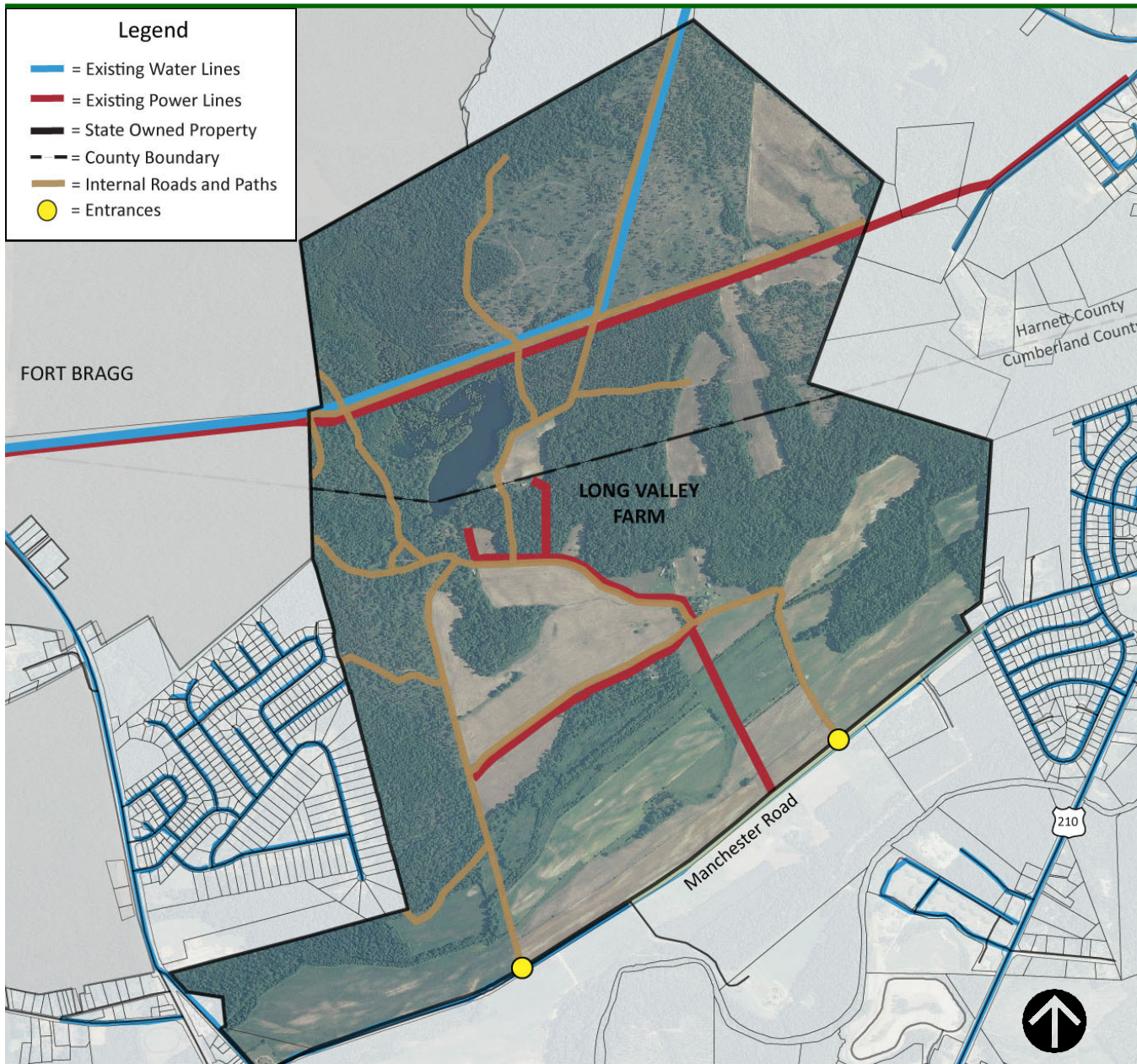


Figure 3.2 Long Valley Farm - Existing Roads and Utilities - Not to Scale



Harnett County water tank

An existing overhead electric line with a 100-foot wide easement extends at this location to the east. Harnett County is serviced by the Harnett County Department of Public Utilities, Central Electric Membership, South River Electric Membership Cooperation, and Piedmont Natural Gas Company. See Figure 3.2 for a map of the existing infrastructure and utilities around Long Valley Farm.

Water, electric and sewer connections are feasible at many points along the property lines at the locations of the existing residential subdivisions in Spring Lake. Septic may be an option as an alternative to sewer connections; further study will be needed to determine the suitability of soils at specific Long Valley Farm site locations.

Sandhills Section

The Sandhills Section is located approximately six miles north of the City of Fayetteville on the eastern edge of Fort Bragg, between Highway 401 at McCloskey Road (S.R. 1610) and Johnson Farm Road (S.R. 1606). The Sandhills Section is located at the approximate midpoint between Long Valley Farm to the west and the Cape Fear River to the east and it shares a 2.5-mile border with Fort Bragg. The Sandhills Section includes areas of restored longleaf pine habitat as well as wetlands and ponds.

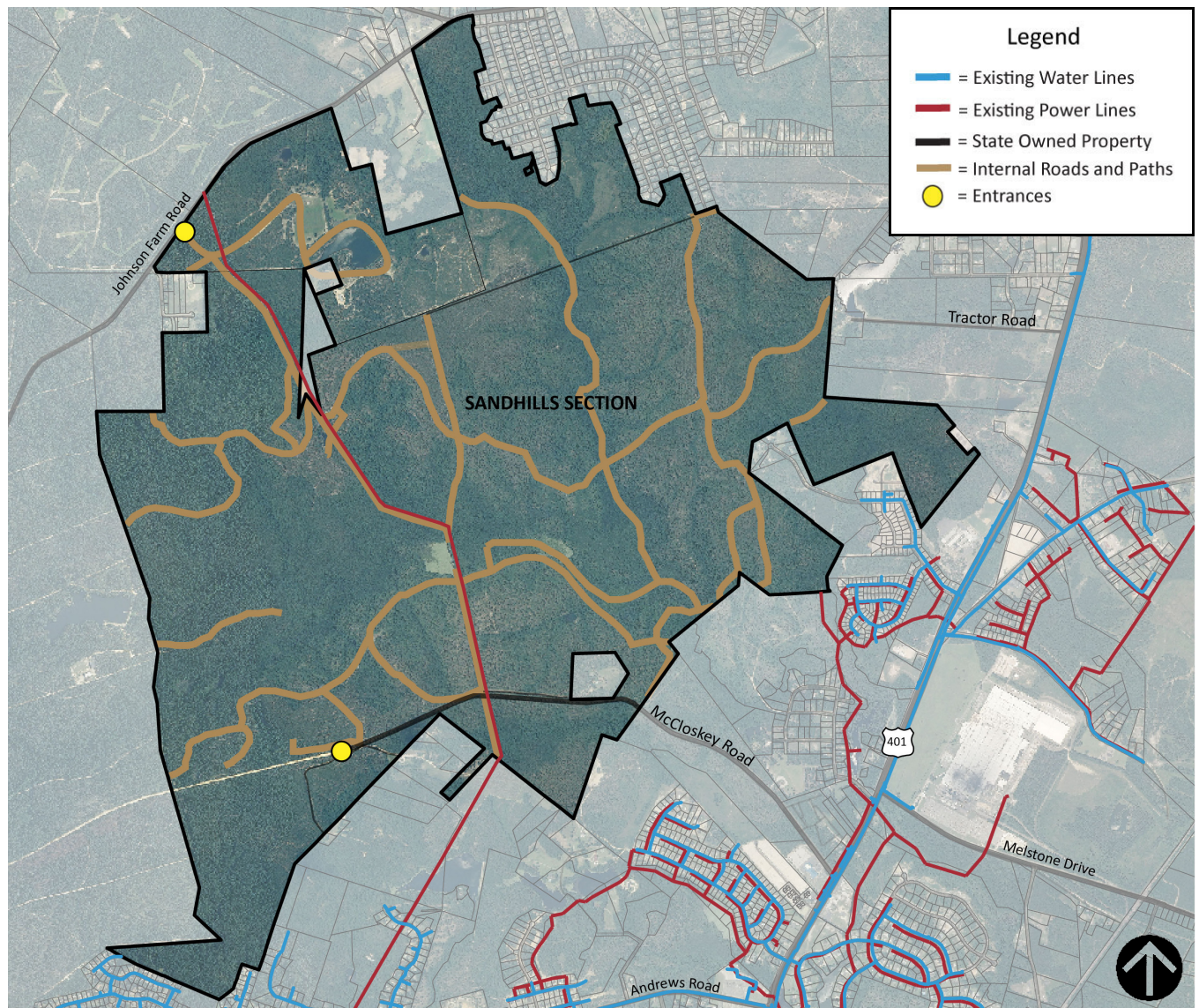


Figure 3.3 Sandhills Section - Existing Roads and Utilities - Not to Scale



Johnson Farm Road



Overhead powerline



Overhead powerline

Roads

The Sandhills Section has 1.6 miles of road frontage along McCloskey Road, and 1.05 miles along Johnson Farm Road. There are two vehicular entrances into the Sandhills Section, one on Johnson Farm Road and one on McCloskey Road. There are over eight miles of unpaved roads within the property. These roads are used mainly for forest access and management. The N.C. Department of Transportation has expressed interest in abandoning the 0.57-mile unpaved right-of-way for McCloskey Road.

Several subdivisions and residential parcels border the Sandhills Section and several roads dead-end into the property. Expo Street, Spurge Drive, Workman Street, Clear Branch Road and McFrench Drive within the Pine Valley subdivision terminate on the northern boundary of the Sandhills Section. Lake View Street and Eclipse Drive terminate on the eastern boundary, and Wake Forest Road and De Paul Drive terminate into the southwestern boundary of the Sandhills Section. These will not be considered for major park vehicular entrances but could be considered as potential pedestrian access points.

Buildings, Structures, and Facilities

The Sandhills Section has several existing structures including two houses, maintenance buildings, and a barn. A small house is located near the northern entrance along the main gravel drive. The rustic barn is located in the open meadow in the northern portion of the property along the main drive. The main house and shelter overlooks the pond. A maintenance building is located across the gravel road to the south.

Utilities

The Sandhills Section borders the city of Fayetteville to the south and Fort Bragg to the west. The Cumberland County Public Works Commission is the local electric, water and sanitary sewer utility provider for the city of Fayetteville. See Figure 3.3 for a map of the existing infrastructure and utilities around the Sandhills Section.

The Sandhills Section is bounded to the south and the east by residential subdivisions serviced by both water and sewer lines. Water, electric and sewer connections appear to be feasible at many points along the property lines at the locations of the existing residential subdivisions in addition to the area along Johnson Farm Road and McCloskey Road to US 401. Septic systems are also an option, but further study will be needed to determine the suitability of soils at specific sites.

Analysis of Existing Facilities and Infrastructure

The Carvers Creek State Park study area is within a rapidly growing region of the state and existing traffic circulation routes will continue to evolve and develop. Several highways and railroads bisect the study area, limiting connectivity.

Based on the existing facilities and infrastructure, several opportunities and constraints will influence the development that can occur in Carvers Creek State Park. The historic buildings and structures are significant at Long Valley Farm and would be a wonderful resource for education and interpretation.

Both Long Valley Farm and the Sandhills Section are in close proximity to existing utilities including electricity, sanitary sewer, and water. The potential and cost to connect to these utilities and potential natural resource impacts will influence the placement and development of recreational facilities.